



City of Blue Lake Council Meeting Minutes

Tuesday, March 23, 2021 ~ 6:30 p.m. ~ Regular Council Meeting
Meeting Held Via Zoom

Unless Otherwise Noted, All Items on the Agenda are Subject to Action
Meeting Minutes Taken and Prepared by Amanda Mager (City Clerk/City Manager)

Meeting Called to Order: 6:31 p.m.

Attendance: Mayor Jones, Mayor Pro-Tem Daugherty, Councilmember Obidah,
Councilmember Curran, Councilmember Hogan

Staff Present: Amanda Mager, City Manager/City Clerk, City Attorney Russ Gans

Community Present: Julie McGill, Erica Dykehouse, Kat Napier, Scott Frazer, Alicia Rousseau, Barbara Lane, David Groe, Jacob Pounds, Jae Smith, Jamie Cambron, Mark Cortright, Meg Stofsky, Jean Lynch, Lin and David Glen, John Friedenbach, Jason Crews, Linda Miller, Jonathon Hearn, Joseph Wilhelm, Marvin Samuels, McKenzie Ponte, Micki Elaine, Phoebe Smith, Barbara Browning, Merrit Lindgren, Larry Nielsen, Kash Boodjeh, Jan Groe, Heather Equinoss, Marnin Robbins, Jennifer Kramer

1. **Quorum of the Council Established**
2. **Motion to Approve the Agenda-***Motion by Councilmember Daugherty/Curran-The Motion Carried Unanimously*
3. **Public Input –** *The Public is invited to present petitions, make announcements, or provide other information to the City Council that is relevant to the scope of authority of the City of Blue Lake that is not on the Agenda. The Council may provide up to 15 minutes for this public input session. To assure that each individual presentation is heard, the Council may uniformly impose time limitations of 3 minutes to each individual presentation. The public will be given the opportunity to address items that are on the agenda at the time the Council takes up each specific agenda item.*

Public Comments:

Jean Lynch: Crosswalks on Greenwood Avenue; wants to know how far a car can park from a crosswalk; the bus is blocking the view; the neighbor also has concerns about the crosswalk

Julie McGill: Would like the meeting recorded and posted later for the community; feels like Blue Lake Elementary has done a good job with drop off protocol for the students

Kat Napier: Would like to see the installation of a stop sign at the intersection of Greenwood and Railroad; this would break up the momentum of the vehicles going on to Greenwood; according to the “331 rule” we are running out of opportunities

Meg Stofsky: Suggests looking into the stop sign option and work with local transportation group, Coalition for Responsible Transportation Authority, to look at options.

Alicia Rousseau: Wanted to know if the 2021 minutes would be added to the website

Micki Elaine: Concerned about traffic issues and speeding along I Street; would like to see improvements to address safety issues

Heather: Appreciated the truck route survey; has experience with issues on Greenwood and Blue Lake Boulevard; would like to know what the next steps are for the truck route; would also like to address on-going criminal activity in the community and what is being done to address it

Lin Glen: Saw an article that the City of Blue Lake will receive federal stimulus funds; wants to know when the Council will address the funding and their priorities

4. **Humboldt Bay Municipal Water District Presentation on the former McNamara and Peepee Mill Site:** John Friedenbach, General Manager HBMWD, provided an overview of the past operations and the resulting contamination. In 2018 the DTSC determined that the remediation plan for the site had failed; HBMWD petitioned DTSC to remediate the site, including the removal of the dioxins and PCP toxins that resulted from the mill’s operation. The concern is that the toxins will migrate to the Mad River and infiltrate the ranney wells operated by HBMWD. The ranney wells are approximately one mile downstream of the mill site. HBMWD has reached out to various local and state representatives to request funding for the clean up of the site; HBMWD encourages local jurisdictions and citizens to write letters of support for the cleanup and monitoring plan.

Public Comment:

Linda Miller: Thank you to the water district for addressing this issue and bringing it to the public’s attention. The City of Blue Lake should write a letter supporting the HBMWD’s position.

Jennifer-Humboldt Baykeeper: Humboldt Baykeeper is monitoring the project and supports surface water sampling as it will give additional information. There will be additional opportunities to comment on the project through the CEQA process.

Motion by Mayor Pro-Tem Daugherty/Councilmember Hogan: To send a letter of support to our State representatives from the City of Blue Lake as provided by the Humboldt Bay Municipal Water District, supporting funding for the remediation and monitoring of the former mill site-*Motion Carried by Council Consensus*

5. **Appoint Real Property Negotiators (Gov. Code Section 54956.8.)**

Property: Assessor Parcel Number 312-161-015 & 312-161-018

City of Blue Lake negotiators: Amanda Mager (City Manager), Russell Gans (City Attorney)

Negotiating parties: The DANCO Group, Chris Dart, Hailey Del Grande (DANCO legal counsel).

Under negotiation: Potential Ground Lease and/or Property Sale, Price/Terms of Payment.

City Manager, Amanda Mager, asked to be recused from the negotiating team; Mayor Pro-Tem Daugherty explained that this was a procedural issue and no decision on the proposed project was taking place tonight. Russ Gans, City Attorney, stated that the City Manager did not have a conflict of interest as defined under the government code; but can be replaced by a councilmember as necessary. Mayor Pro-Tem Daugherty would like the City Manager to provide support to the negotiating team on a staff level.

Public Comment:

David Glen: Absolutely opposed to even forming a negotiating committee; he's been involved in the planning and Council process to develop the Opportunity Zone and thinks the residential component is terrible. Does the project meet the City's economic needs; how does low income housing meet the City's needs? He negotiated the Blue Lake Power project and brought in the power plant; we want jobs and a sustained revenue stream; light industrial development is the best use of the property. Low income housing should be integrated into existing residential neighborhoods; the project is too big for Blue Lake; what are we going to do with those people?

Jan Groe: Worried about changing from a bedroom community; supports light industrial development; would change the community with light, sound, traffic; it's a scary venture

Phoebe Smith: Equity needs to be part of the discussion; recognize that this is Wiyot land and as guests on this colonized land and we need to consider this through an equity lens; David Glen needs to check his white privilege...calling people "those people."

Joel Canzoneri: Supports light industry; conflicts between light industry and residential; we should leave wastewater capacity for light industry; would like his email included in the comments.

Jonathon Hearn: Resident of Arcata; should look at other examples of DANCO projects for comparison.

Jean Lynch: Want to know how the City will comply with Proposition 10-State of California

Julie Christie McGill: Likes the open space; would like to promote communication as the process moves forward.

Jamie and Yonus Cambron: Encouraged that the project is in its beginning stages; supports the City maintaining ownership of the property; supports the City Manager being a part of the project; supports mixed use development; glad to participate in the process.

Heather J: Concerned about traffic and thefts, regardless of population demographics; interested

in how this project will move forward with traffic impacts in mind.

Dave Ponte: Has never considered residential in the business park; would like to see more renovation in the historic downtown.

Kat Napier: Doesn't support selling the property; Blue Lake is a special place; community is starting to divide due to fear; would like additional community meetings to talk about who we are; don't put people in the industrial area; impacts to traffic should be considered; would like more accessory dwelling units developed; why do we need a developer, the City should be the developer.

Emily Walter: We should be focusing on light industry; the City should listen to the people; the people of the City don't want the project and the City is wasting money.

Merrit Lindgren: How is the Wiyot Tribe involved; if they move in they could change the make up of Blue Lake and they could vote in their people.

Clark Sugata: We seem to be getting ahead of ourselves; we're in the process of developing a concept and letting issues get in the way; there's a certain resistance to change; we have to face a certain reality that if places don't change they die; change can be good; businesses want to come in to Blue Lake but there are no buildings; there is business interest; to be afraid to explore opportunities breeds fear and feeds division; don't sell out the idea that we don't have opportunities for business; more business means more energy; we should explore opportunities.

Lori Ponte: Appreciates Olivia stepping forward to be on the negotiating team; has concerns about school drop off and pick up issues; glad that this project is at the beginning stage; appreciates everyone's efforts; doesn't feel that David Glen meant his comment about "those people" as taken.

Elise Scafani: Would like to say that David Glen didn't mean his statement; development shouldn't divide the community; changing the demographic of the town with one development is scary; consider wording of agenda items.

Scott Frazier: Fully supports careful development of the site and the public process; would like to ask the Council to not take action on this item and step back and have additional public comment to develop the concept; supports working with the Wiyot Tribe and supports setting aside a number of residents for tribal members and people working at the project.

Lin Glen: Was surprised to see this project come forward as the Opportunity Zone has not been officially adopted.

Motion by Mayor Pro-Tem Daugherty/Councilmember Hogan: To appoint Mayor Adeline Jones, Councilmember Olivia Obidah Dunn, and City Attorney, Russ Gans, as the City's negotiating team, along with City Manager, Amanda Mager, as support staff.

Council directed staff to set up a visioning session to review the project as it progresses.

6. **SB 1383 Presentation/Discussion**-Reducing Short-Lived Climate Pollutants in California through Organic Waste Reduction-*Item Tabled due to time constraints*

Motion by Mayor Pro-Tem Daugherty/Councilmember Curran: To pull the February 23, 2021 meeting minutes and approve all other consent items-*Motion passed by Council Consensus*

The minutes were presented for public comment; no substantive changes were noted

Motion by Mayor Pro-Tem Daugherty/Councilmember Curran: To accept the minutes from February 23, 2021 as presented-Motion passed by Council consensus

Council Reports:

Councilmember Hogan: Director interviews were conducted for the Humboldt Waste Management Authority Director Position.

Mayor Pro-Tem Daugherty: Attended RREDC meeting; a presentation was made on the status of the Nordic Aqua Farms project.

Councilmember Curran: Attended the Blue Lake Fire District meeting; Firefighter Dan Flores was selected as the District's Firefighter of the Year.

Councilmember Obidah Dunn: Nothing to report.

Mayor Jones: Attended the HCAOG meeting; Blue Lake is receiving LTF \$; reports were provided on Last Chance Grade and the 101 corridor.

Future Agenda Items:

- City Manager Evaluation
- SB 1383 Presentation
- Opportunity Zone-Ordinance Form
- Noise Standard Ordinance
- Parks and Recreation Use Plan
- Future Council Meetings-Hybrid Model

Motion to Adjourn: 10:17 PM-Mayor ProTem Daugherty/Councilmember Obidah Dunn-
Motion passed by Council consensus